MODEL ASSUMPTIONS

SCHEDULE #	ASSUMPTION	SOURCE
1	Number of establishments by number of employees	Statistical Abstract of the United States - 1994 - Table 845.
2	Percentage of establishments who will construct smoke rooms	National Economic Research Associates, Inc. (NERA); Post-Hearing Comments on Proposed Rules on Indoor Air Quality; July 6, 1995; Dr. Albert L. Nichols and Dr. Mark Dreyfus; page 17 estimates that between 28% and 61% of establishments not already restricting smoking would participate. NERA's Comments on Economic Costs and Benefits of OSHA's Proposed Rules on Smoking in the Workplace, August 11, 1994, page 34 estimates those not restricting smoking to be 58% (100% - 42%). Therefore, the conservative estimate of 16% (58% X 28%) is used for these calculations.
3	Cost to construct smoke rooms	Cost Estimates for Typical Smoking Lounges; August 1995; George W. Fletcher, PE, Jim Neal, AIA, and Warren Maddox, PE; page 18. For the purpose of this cost estimate, the conservative assumption is that all smoke rooms will be "retrofits" and that only direct costs related to HVAC mechanical requirements will be incurred. Further, it was conservatively assumed that all retrofits would be performed on "small office buildings".
4		Schedule 1 X Schedule 2 X Schedule 3.
5	Smoke room square footage	Smoke rooms were assumed to be at least 150 square feet. This assumption is probably conservative since companies with more than 500 employees would likely have larger smoking rooms.

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Source: https://www.industrydocuments.ucsf.edu/docs/htbh0005

SCHEDULE #	ASSUMPTION	SOURCE
6	Lease and maintenance cost per square foot	International Facilities Management Association (IFMA) Research Report #13, Page 60. The Building Owner Management Association (BOMA) has estimated this cost considerably higher at $17 per square foot.
7	Annual smoke room lease and maintenance cost	Schedule 1 X Schedule 2 X Schedule 5 X Schedule 6.

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